



KEY MILESTONES

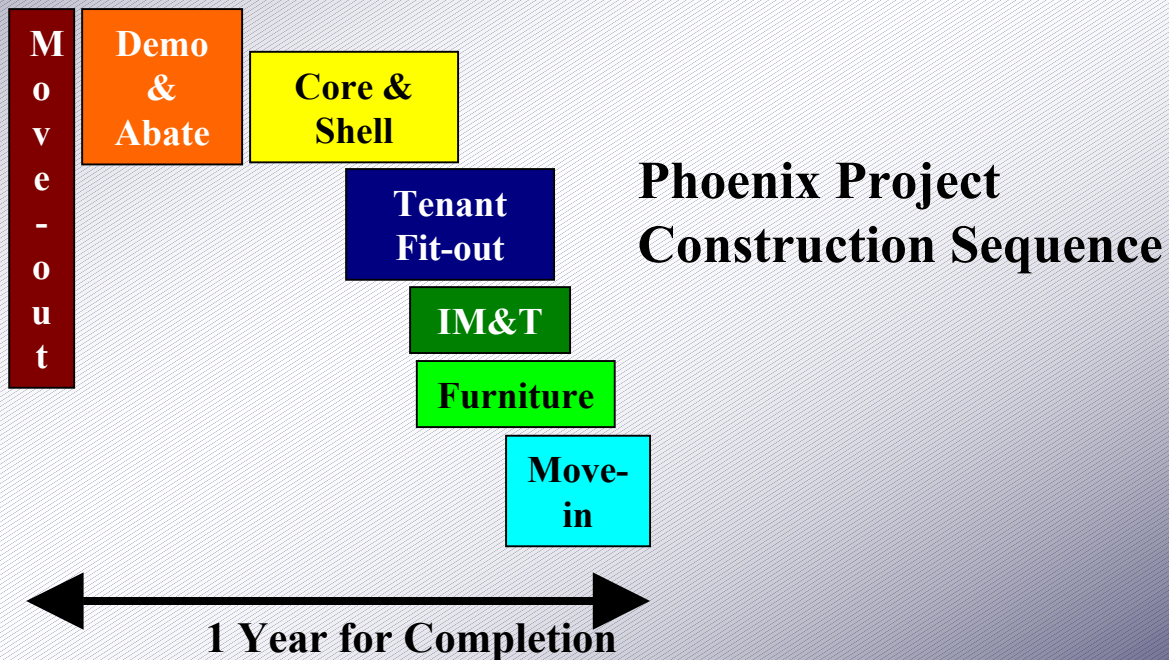
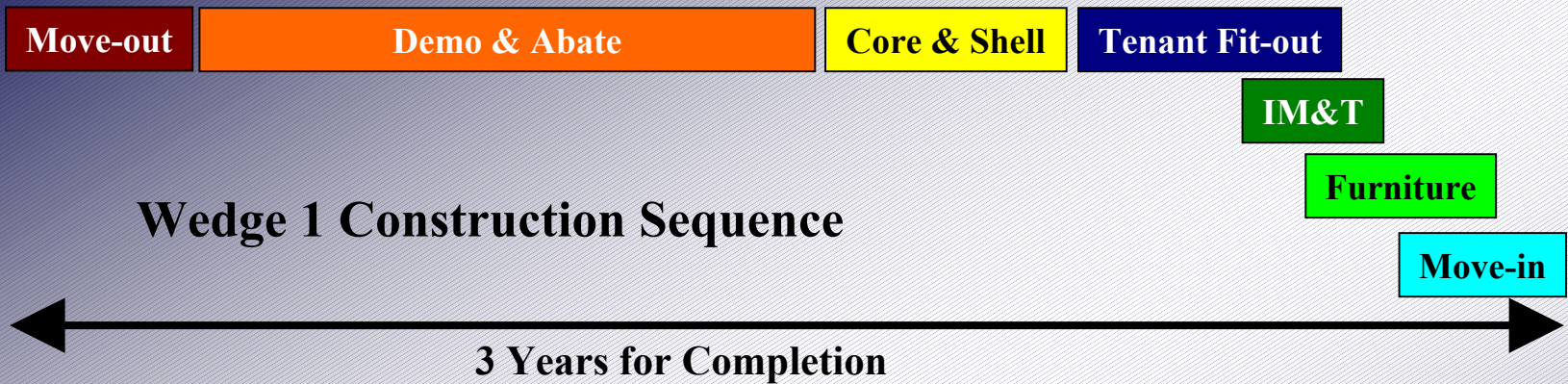
SEPTEMBER 11, 2002



Reoccupied



CONSTRUCTION PHASES





HOW WE REDUCED THE SCHEDULE

- Reduced Demolition & Abatement
- Reduced Core & Shell Construction
- Reduced Tenant Fit-out Construction
- Reduced IM&T Installation
- Reduced Furniture, Fixtures & Equip Installation

Wedge1

2 Yrs.

1.5 Yrs.

1 Yrs.

1 Yrs.

9 Mos.

Phoenix

1 Mo.

5 Mos.

6 Mo.

5 Mo.

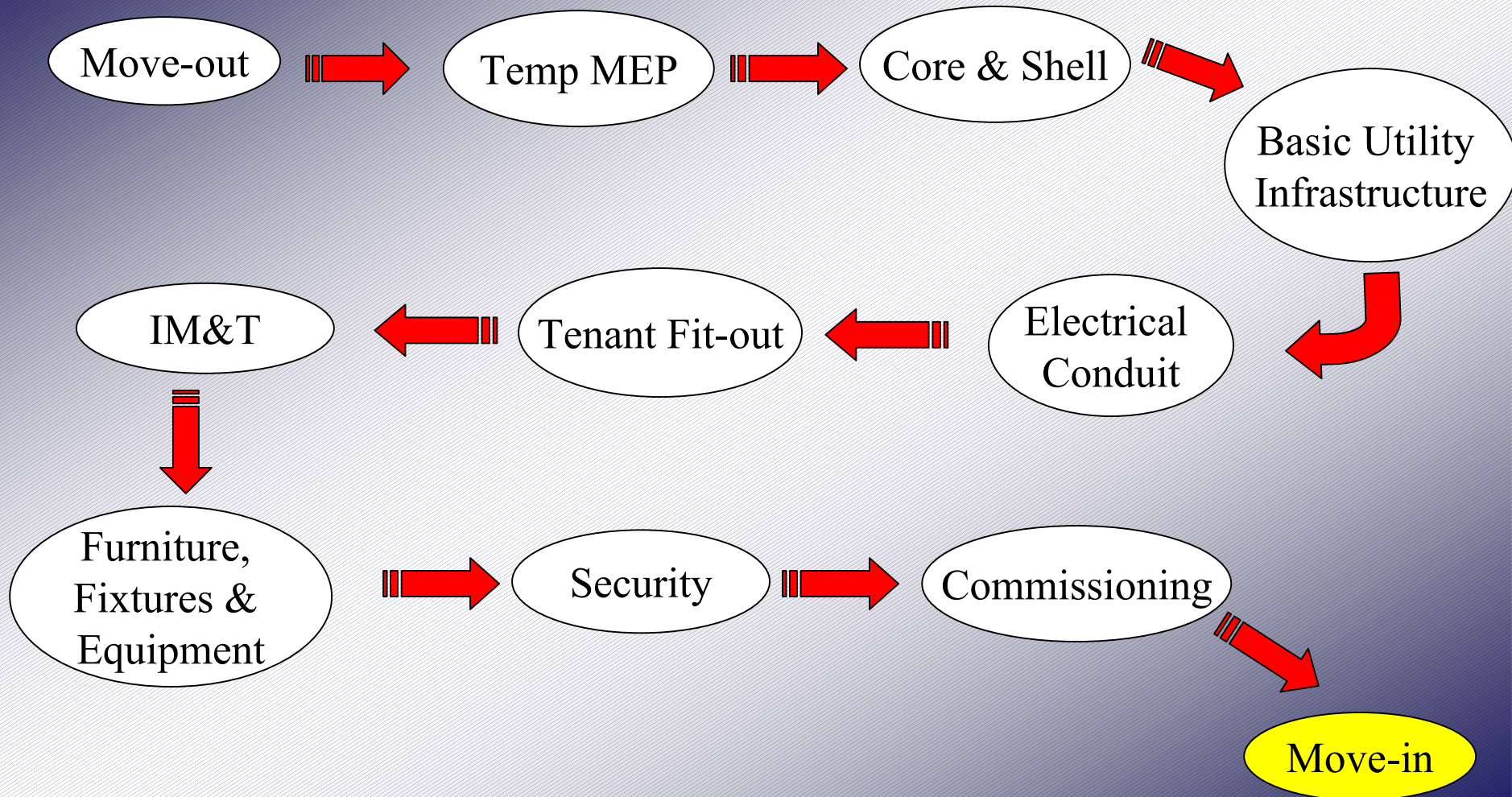
3 Mo.

SUCCESS BASED ON:

- Coordination with stake holders
- Motivation
- Incentives
- Clear goals
- Teamwork



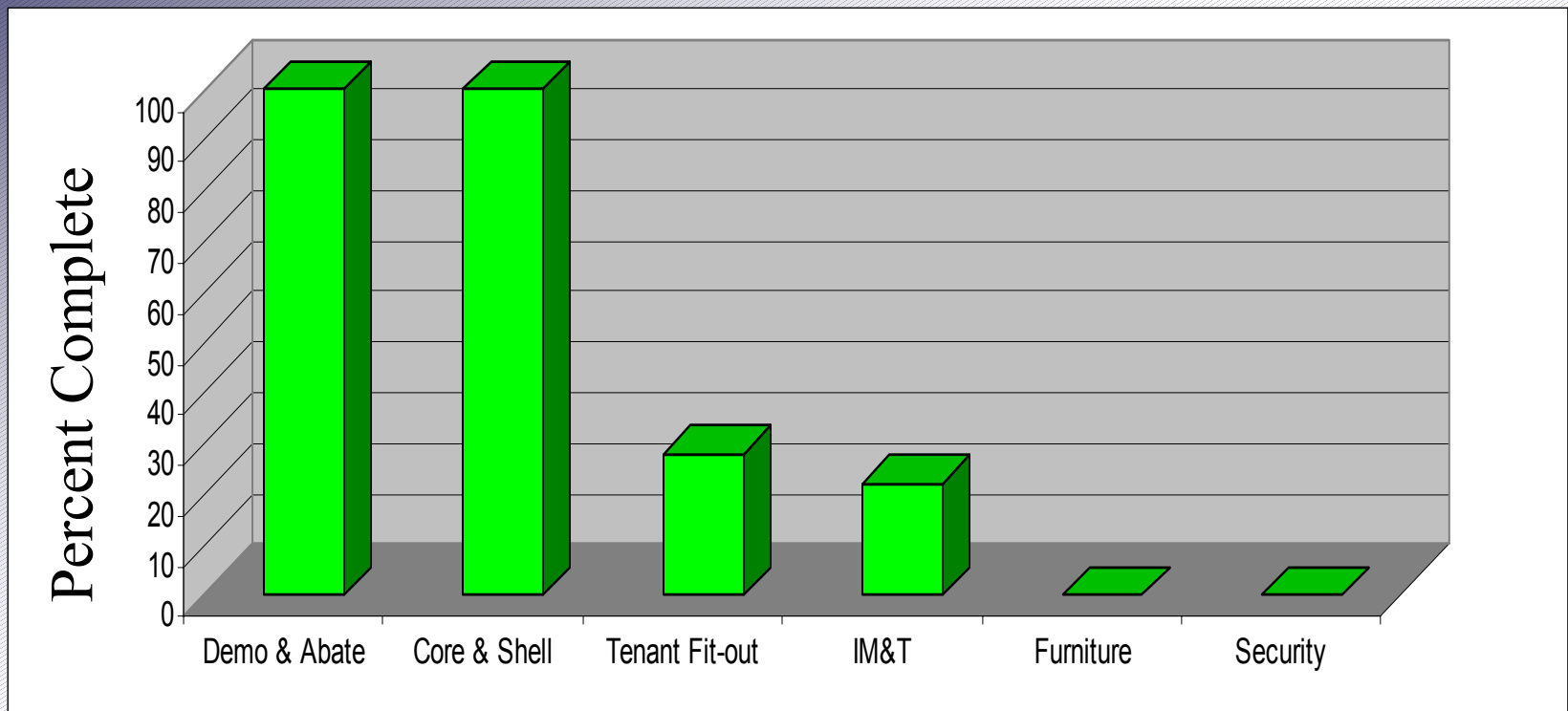
WORK SEQUENCE





WHERE ARE WE TODAY?

ENTIRE PHOENIX PROJECT



Construction Phases